

# 2660 SE 39<sup>TH</sup> LOOP HILLSBORO, OR 97123

UNITS A,B,C

# FOR SALE OR LEASE



## 90% SBA Loan Structure

Building Purchase	\$350,000
Building Improvements (opt)	\$0
Appraisal	\$3,000
Phase 1	\$1,800
Lender Fee	\$1,975
SBA Fee* Temp Waived	\$0
Third Party Costs (Escrow, Title, Legal, Etc.)	\$8,225
Total Project Costs	\$365,000
Borrower Down-Payment (10%*)	<u>\$35,000</u>
CapitalSource Loan Amount	\$330,000

## Loan Terms and Conditions

Loan Term	25 Years Fully Amortized
Interest Rate	6.00%
Monthly Loan Payment	\$2,126
Pre-Payment Fee	3 Years Only - 5%, 3%, 1%

## Ownership Benefit Analysis

(Assuming 35% combined Tax Bracket)

Tax Benefit - Depreciation	(\$262)
Tax Benefit - Interest	(\$558)
Average Monthly Principal Deduction (3yrs)	<u>(\$532)</u>
Effective Monthly Ownership Costs	\$775

\*The information provided is not a commitment to lend. These are estimates based on basic information provided by the broker. Please consult with your tax advisor. Rates and structure are subject to change.

## WIDE RANGE OF USE FLEXIBLE FLOOR PLAN

- +/- 4,500 SF divisible to 1,500 SF
- 2 private offices
- 2 restrooms (1 with shower)
- 120/208 volt 3 phase electrical service
- Sprinklers
- (2) 12'x 14' roll up door
- Woodworking tools/ equipment available for sale separately



## PRICED REDUCED

### \$350,000



## COMMERCIALQUESTNW

REAL SERVICE. REAL SOLUTIONS. REAL RESULTS.

PO BOX 91265, PORTLAND, OR 97291

### TO LEARN MORE OR SCHEDULE A TOUR CONTACT:

CINDY BROWN, SIOR | [503] 452 4000

[WWW.COMMERCIALQUESTNW.COM](http://WWW.COMMERCIALQUESTNW.COM)

Information contained herein has been obtained from others and considered to be reliable. However, a prospective buyer or tenant is expected to verify all information to his/her own satisfaction.